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06/27/2022 11:43 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

Return To:

Skagit County Sheriff's Office
Civil Division
600 South Third Street
Mount Vernon, WA 98273

Date: June 27, 2022

Skagit County Superior Court No: 19-2-01357-29

Document Title:

1. Sheriff's Levy - Notice of Execution Upon Real Property

Grantor(s) -- Last Name, First Name, Middle Initial (Defendant):

1. GERRARD, KENNETH F.
2. UNKNOWN HEIRS AND DEVISEES OF GERRARD, WINONA L.

Grantee(s) -- Last Name, First Name, Middle Initial (Plaintiff):

1. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Legal Description:

LOT 9, "PLAT OF BIRDSVIEW MEADOWS", AS PER PLAT RECORDED IN
VOLUME 17 OF PLATS, PAGES 56 THROUGH 58, INCLUSIVE, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel/Tax ID Number:

P42687 / 4730-000-009-0100
P42344 / 4730-000-009-0000

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,**

Plaintiff,

vs.

**KENNETH F. GERRARD; THE UNKNOWN
HEIRS AND DEVISEES OF WINONA L.
GERRARD, DECEASED; OCCUPANTS OF THE
PREMISES**

Defendants.

Cause No.: **19-2-01357-29****SHERIFF'S NOTICE OF EXECUTION
UPON REAL PROPERTY****ORIGINAL**

To the Auditor of Skagit County, State of Washington, and to whom it may concern,
Greetings:

Under and by virtue of an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 1st day of June 2022, by the Clerk thereof, a true copy of said order being hereto attached and made a part hereof, to me as Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendants KENNETH F. GERRARD; THE UNKNOWN HEIRS AND DEVISEES OF WINONA L. GERRARD, DECEASED; OCCUPANTS OF THE PREMISES, in said Order of Sale named, in and to the real estate, situated in Skagit County, State of Washington, bounded and described as follow, to-wit:

Assessor's Parcel/Tax ID Number: P42687 / 4730-000-009-0100
P42344 / 4730-000-009-0000

LOT 9, "PLAT OF BIRDSVIEW MEADOWS", AS PER PLAT RECORDED IN VOLUME 17 OF
PLATS, PAGES 56 THROUGH 58, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

Also commonly known as 7971 Birdsvie Meadows Lane, Concrete, WA 98237.

Given under my hand this 27th day of June 2022.

Don McDermott, Sheriff

By: 
Melinda Larsen, Civil Assistant

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2022 JUN -1 PM 1:47

RECEIVED
2022 JUN 17 PM 2:38
CLERK OF SUPERIOR COURT

**SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY**

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,

Plaintiff,

vs.

KENNETH F. GERRARD; THE UNKNOWN
HEIRS AND DEVISEES OF WINONA L.
GERRARD, DECEASED; OCCUPANTS OF
THE PREMISES,

Defendants.

No.: 19-2-01357-29

ORDER OF SALE ON REAL PROPERTY

TO SKAGIT COUNTY SHERIFF'S DEPARTMENT:

On May 10, 2022, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, obtained a Judgment and Decree of Foreclosure in the Superior Court of Washington, County of Skagit, against defendants KENNETH F. GERRARD; THE UNKNOWN HEIRS AND DEVISEES OF WINONA L. GERRARD, DECEASED; OCCUPANTS OF THE PREMISES.

It is ordered, adjudged, and decreed that the land and premises located at 7971 Birdsvie Meadows Lane, Concrete, WA 98237 and legally described as follows:

ORDER OF SALE

-1-

ZBS LAW, LLP
11335 NE 122nd Way, Suite 105
Kirkland, WA 98034
206-209-0375

1 LOT 9, "PLAT OF BIRDSVIEW MEADOWS", AS PER PLAT RECORDED IN
2 VOLUME 17 OF PLATS, PAGES 56 THROUGH 58, INCLUSIVE, RECORDS OF
3 SKAGIT COUNTY, WASHINGTON

4 APN: P42687 & P42344

5 Commonly referred to as: 7971 Birdsvew Meadows Lane, Concrete, WA 98237 referred
6 to in the Judgment, be sold at public auction, as particularly set out in said Judgment.

7 The total amount due and owing on the Judgment through May 25, 2022 is \$201,208.14
8 consisting of the following: the judgment amount of \$193,553.32 principal and interest;
9 \$6,251.94 awarded for attorneys' fees and costs; plus pre-judgment interest accruing from January
10 18, 2022 through May 10, 2022, \$1,238.48 (\$10.96 per diem x 113 days); plus post-judgment
11 interest accruing from May 11, 2022 through May 25, 2022, at the rate of 2.75% per annum, of
12 \$164.40 (\$10.96 per diem x 15 days); pursuant to the Judgment, post-judgment amounts
13 advanced for attorneys' fees, and costs for publication and Sheriff's fees of an unknown amount.

14 It is ordered, adjudged, and decreed that the Sheriff is hereby authorized to make the
15 return within 60 days after issuance by the court. For purposes of the sale, the Order may be
16 automatically extended for 30 days, pursuant to RCW 6.21.050.

17 In the name of the State of Washington, you are hereby commanded and required to
18 proceed to notice for sale and to sell the Subject Property, which is more particularly described in
19 the Notice of Sale, and apply the proceeds of said sale as in said Judgment and Decree directed,
20 and to make and file your report of such sale with the Clerk of this Court, and do all things
21 according to the terms and requirements of said Judgment, and the provisions of Washington
22 Law.

23 Plaintiff agrees that no deficiency judgment shall be entered against Borrowers and that
24 the court will establish an eight month redemption period from the date of the Sheriff's
25 foreclosure sale, and the Sheriff should be ordered to issue a Sheriff's Deed to the successful
26 bidder at the termination of the redemption period pursuant to RCW 6.23.020.

WITNESS, the Honorable MARY K. RYAN, ^{Commissioner} Judge of

the above entitled Court, and the seal thereof, this 1st day of June, 2022

SUPERIOR COURT, SKAGIT COUNTY

By: MELISSA BEATON
CLERK OF THE COURT

By: Mary Beth Vehorn MARY BETH VEHORN
DEPUTY

By: [Signature]
JUDGE/COURT COMMISSIONER

DATED: May 25, 2022

ZBS LAW, LLP

By: Tom B. Pierce
Tom B. Pierce, WSBA #26730
Attorneys for Plaintiff